

PLANNING COMMISSION

Darren Smith, Chairman

Robert Palacio, Vice-Chairman

Eugene Bumbera

Jay Goyal

Kevan Hutchinson

George A. Marquez

Ramon Castro

AGENDA

PLANNING COMMISSION

REGULAR MEETING

WEDNESDAY, April 6th, 2016 AT 5:30 P.M.

CITY COUNCIL CHAMBERS

383 MAIN STREET

BRAWLEY, CALIFORNIA

1. CALL TO ORDER / ROLL CALL
2. APPROVE AGENDA
3. APPROVE MINUTES OF
4. PUBLIC APPEARANCES

The Planning Commission encourages citizen participation on all matters presented for their consideration. Members of the public who wish to speak on an issue that is not on the agenda may do so during the "Public Appearances" section at any meeting. The Planning Commission does not take action on items presented under Public Appearances.

REGULAR BUSINESS

5. An application for a Variance (VAR15-04) requesting to allow for a garage conversion into a room. The proposed site plan will remove the required parking spaces for the residence. The variance is to allow the creation of alternative parking.

Applicant: Karl Weir
232 W Duarte St,
Brawley, CA 92227

Location: 232 W DUARTE ST., MORE PARTICULARLY KNOWN AS LOT 4 TR
184 MERIT SUB UNIT NO. 3, CITY OF BRAWLEY, COUNTY OF
IMPERIAL, STATE OF CALIFORNIA, APN 046-302-015

6. ZONING CODE ENFORCEMENT

7. NEXT MEETING DATE

8. ADJOURNMENT

Supporting documents are available for public review in the Planning Department, 400 Main Street, Suite 2, Brawley, Monday through Friday, during regular posted business hours. The full agenda is also available online at [City of Brawley: Agendas&Minutes Click here](#). Individuals who require special accommodations are requested to give 24-hour prior notice. Contact: Alma Benavides, City Clerk, 760-351-3080

City of Brawley
Planning Commission Meeting
Minutes for December 2nd, 2015

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 PM, City Council Chambers, 383 Main Street, Brawley, California, the date, time, and place duly established for the holding of said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order by Acting-Chairman Palacio at 5:30 PM.

Present: Palacio, Castro, Bumbera, Goyal.

Late: None.

Absent: Hutchinson, Marquez, Smith.

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Goyal/Bumbera (4-0)

3. APPROVAL OF MINUTES

The Planning Commission approved minutes as stated.

M/S/C Bumbera/Goyal (4-0)

4. PUBLIC APPEARANCES

Acting-Chairman Palacio called for public appearances. There were none.

PUBLIC HEARING:

5. Application for a variance (VAR15-03) to allow for the addition of a new master bedroom and bath to an existing residence that will encroach 10 feet into the 20 foot rear yard setback.

Applicant: Jon Blackstone
1179 Chestnut Avenue
Brawley, CA 92227

Location: 1179 Chestnut Avenue, more particularly described as Lot 96, Parkside Estates Unit No. 9, City of Brawley, County of Imperial, State of California, APN 046-354-011.

Gordon Gaste, Planning Director provided an overview of the project. The applicant has a unique application because it has to do with a corner lot. The applicant contacted his closest neighbors and they were informed and consented to the project. The DRC recommended approval of the project.

Discussion:

Commissioner Goyal was concerned that the approval of this project would set a precedent for future projects similar to this variance. Planning Director Gordon Gaste, informed commissioner Goyal that, the approval of this variance does not set a precedent for future variances or projects because every project is looked at in a "case-by-case" basis, meaning-independent of other projects.

M/S/C Bumbera/Goyal (4-0)

6. ZONING CODE ENFORCEMENT

Building Official, Francisco Soto gave a code enforcement summary of current code enforcement actions on various buildings, vacant lots, illegal carwashes, maintenance ordinance, and transients setting up camps at various locations.

7. NEXT MEETING DATE

The Planning Commission adjourned to the next regular meeting date and time is, February 3rd, 2016 at 5:30PM. **(Subject to Change)**

8. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:05 p.m.

M/S/C Castro/Goyal (4-0)

City of Brawley
Planning Commission
SPECIAL MEETING
Minutes for January 20th, 2016

The Planning Commission of the City of Brawley, California, met for a Special Meeting Session at 3:00 PM, Community Valley Bank, 310 Main Street, Brawley, California, the date, time, and place duly established for the holding of said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairman Smith at 3:00 PM.

Present: Smith, Palacio, Hutchinso, Goyal.

Late: Castro, Bumbera, Marquez.

Absent: None.

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Goyal/Palacio (4-0)

3. PUBLIC APPEARANCES

Chairman Smith called for public appearances. There were none.

4. PLANNING COMMISSIONERS TRAINING WORKSHOP

Planning Director, Gordon Gaste introduced the Trainer for the workshop- Brain Mooney. Mr. Gaste gave a brief history of Mr. Mooney's previous work with the City of Brawley.

Mr. Mooney proceeded to give the training workshop to the Planning Commissioners.

The training information that was presented and given to the Planning Commissioners is available to anyone interested at the Planning Department.

5. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:00 p.m.

M/S/C Castro/Palacio (7-0)

STAFF REPORT

Variance #: VAR 15-04

**Property Owner/
Applicant/
Representative:** Karl Weir

Legal Description: LOT 4 TR 184 MERIT SUB UNIT NO. 3, CITY
OF BRAWLEY, COUNTY OF IMPERIAL,
STATE OF CALIFORNIA, APN 046-302-015

Location: 232 W Duarte St.

Area: 0.17 Acres (7550 Square Feet)

Zoning: R-1 (Residential Single Family)

Existing Use: Single Family Dwelling

Proposed Use: Parcel 1: Convert garage into room and
provide alternative parking.

Surrounding Land Uses:

North- R1 (Residential Single Family)/Single Family Dwelling
South- R1 (Residential Single Family)/Single Family Dwelling
East- R1 (Residential Single Family)/Single Family Dwelling
West- R1 (Residential Single Family)/Single Family Dwelling

General Plan Designation: Low Density Residential

**PLANNING COMMISSION HEARING, April 6, 2016,
5:30 P.M., CITY COUNCIL CHAMBERS, 383 MAIN STREET,
BRAWLEY, CALIFORNIA**

Variance: VAR 15-04

General Information:

The applicant is requesting a variance to allow for garage conversion into a room. The property is currently zoned R-1 (Residential Single Family) and is 0.17 acres in size. The proposed site plan will remove the required parking spaces for the residence. The variance is to allow the creation of alternative parking. There are no zoning conditions currently imposed on this property.

Information to the Commission:

Staff Recommendation:

Based on information provided by the Development Review Committee (DRC) members, the Planning Department recommends this variance request with the following condition(s):

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 15301(e).
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. The lot variance does not grant special privileges to the proponent.
4. Granting of the variance will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
5. The variance is consistent with the character of the area for that type of land use.

The Brawley General Plan Land Use Map designates this property for **Low Density Residential** land uses.

R-1 (Residential Single Family) zoning permits garage conversion into room with the creation of secondary parking by variance.

ATTACHMENTS: Location Map; Parcel Map; Addition Sketch.

NOTE TO THE PROPERTY OWNER: PLANNING COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.

Legend

- Street Name
- Parcels Numbers
- Centerline
- Parcels
- Parcels Address
- Parcel Lines
- Parcels White
- City Boundary
- Assessor Page Boundary

Map data ©2016 Google, Imagery ©2016 DigitalGlobe, Survey

TRACT 182, MERIT SUB UNIT NO. 2 & TRACT 184, MERIT SUB UNIT NO. 3

Por Por 2 PM 2-68, TRACT 69 T13S R14E

FM 12-76

FM 12-100

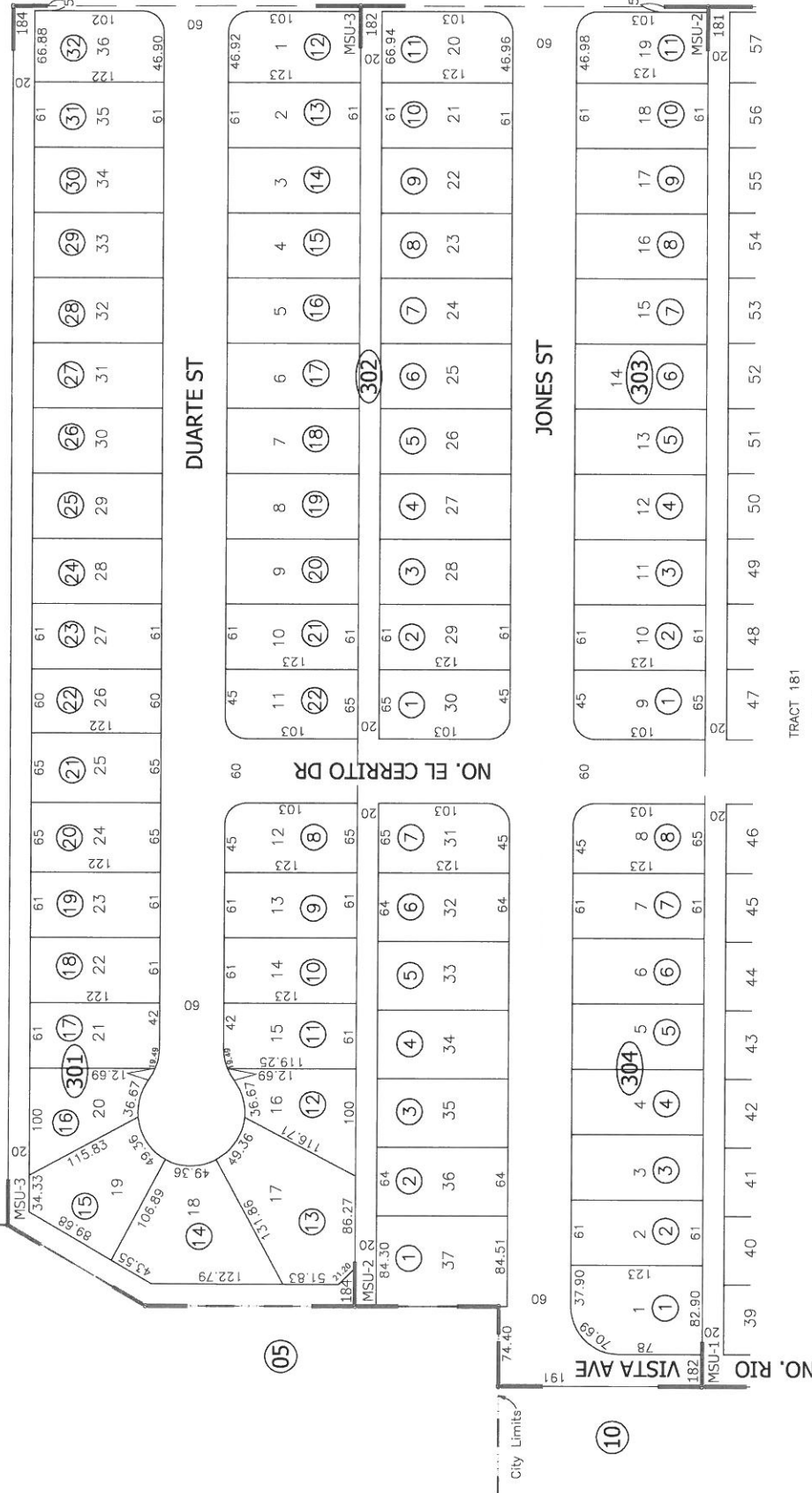
Tax Area Code
1-001

46-30

(05)



56-000
1-001



DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

REDRAWN FROM 46-05
10-7-77 LS

TRACT 181
MERIT SUB UNIT NO.1

(29)

CITY OF BRAWLEY
Assessor's Map Bk. 46-Pg.30
County of Imperial, Calif.

VAR15-04 Public Notice Map

